



Warren Lane, Cottered, Buntingford, Hertfordshire. SG9 9QG





## 5 Bedroom Detached House £1,250,000 Freehold

Brand new, state of the art converted barns exceeding 4000 Sq Ft of internal accommodation in an enviable secluded countryside setting just minutes from the sought after village of Cottered.

- 4000 Sq Ft plus optional land available
- Converted grain barn
- Sought after rural location with stunning countryside views
- 10 year ADIS building guarantee
- State of the art specification
- Underfloor heating, air conditioning and bi-folding doors
- Double garages and parking spaces
- First floor external glazed balcony
- Freehold
- Awaiting EPC. Council tax band G

**Step Inside:**

- Hard wired CCTV
- Electric gated entrance
- 10 year ADIS Building guarantee
- Underfloor heating to the ground floor. Radiator heating to upper level
- Air conditioning to bedrooms
- Bi-folding doors to kitchen/dining room
- Lime Interior fully integral kitchen with central island
- Two en-suites to main and second bedroom

**Accommodation:**

GROUND FLOOR: SEMI VAULTED FAMILY ROOM/ KITCHEN/  
DINING ROOM | UTILITY ROOM | LOUNGE | INTERNAL HALL |  
PLAY ROOM | STUDY | DOWNSTAIRS W/C

FIRST FLOOR: MASTER BEDROOM WITH WARDROBE/EN-SUITE  
AND EXTERNAL BALCONY | SECOND BEDROOM WITH EN-  
SUITE | THREE FURTHER DOUBLE BEDROOMS | LUXURIOUS  
BATHROOM

EXTERNAL: PARKING FOR TWO/THREE VEHICLES | DOUBLE  
GARAGE | FRONT, SIDE AND REAR GARDENS.

**Step Outside:**

The Barns are located approximately a mile from the historic village of Cottered three miles west of Buntingford with the village green, St John the Baptist Church and The popular Bull Public House all within easy walking distance. Cottered is in the district of East Hertfordshire and lies 36 miles north of London, 15 miles southeast of Bedford, and 18 miles north northwest of the county town of Hertford. Access to Cottered is via the A507 which connects with the A505 between neighbouring towns of Baldock and Royston and links with the A1 (M) connecting London and Cambridge. Highly regarded schools are within close proximity with The Knights Templar School for example, an excellent secondary school, just 5 miles distant. St Francis College and St Christopher's private school are located in Letchworth, only a short drive away.

**Location:**

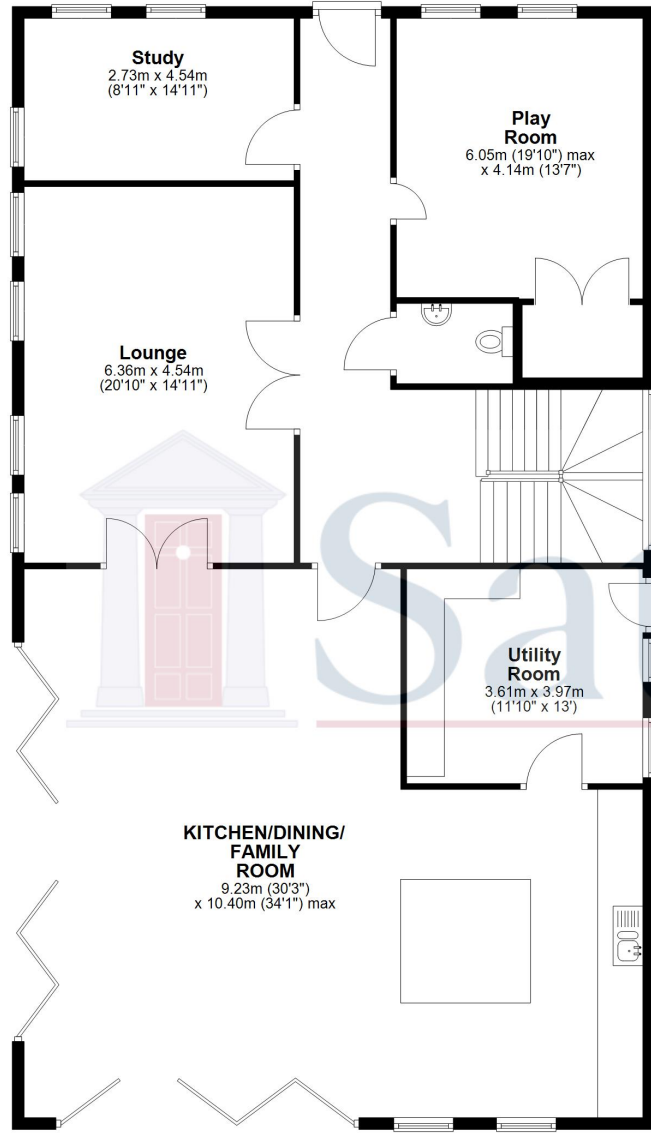
The nearest railway station, Baldock Station is just over 6.6 miles away off the North Road on the entrance to the town. Positioned on the East Coast Mainline there is a frequent service with parking available all day. Letchworth Garden City is 7.5 miles away and Stevenage railway station is a further 8.8 miles where commuter trains to Kings Cross take just 32 minutes.



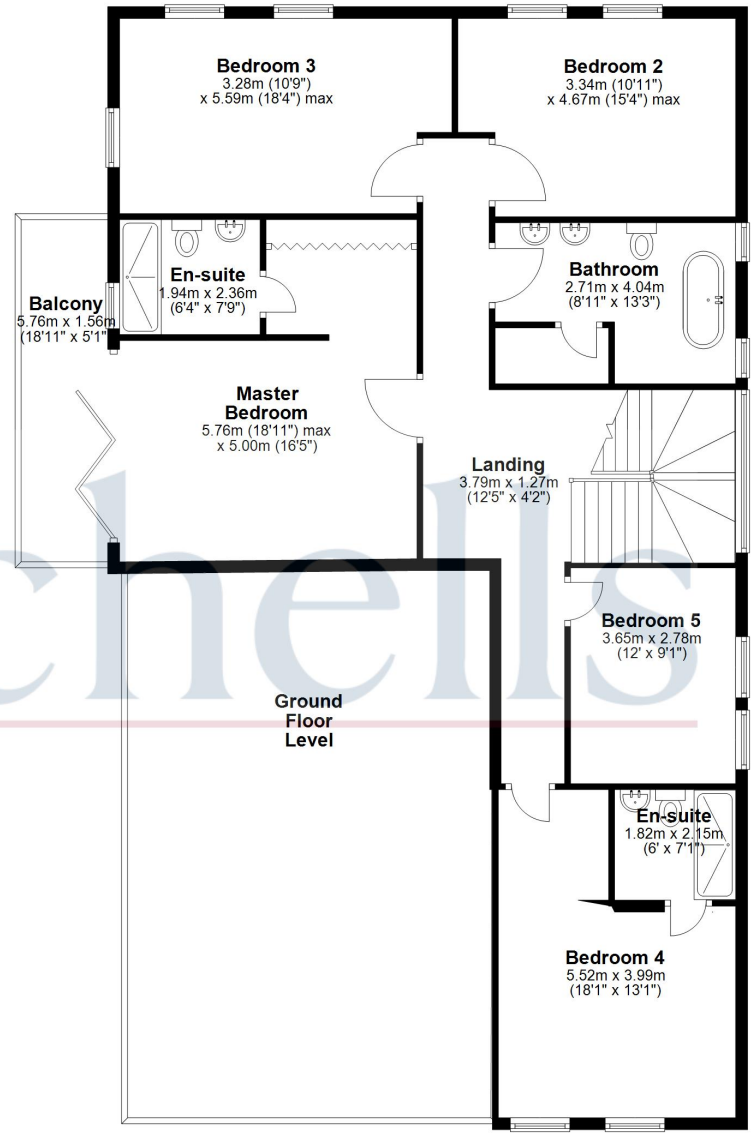


These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we feel fairly describes it but before arranging a viewing or deciding to buy, should there be anything specific you would like to know about the property please enquire. Satchells have not tested any of the appliances or carried out any form of survey and advise you to carry out your own investigations on the state, condition, structure, services, title, tenure, and council tax band of the property. Some images may have been enhanced and the contents shown may not be included in the sale. Satchells routinely refer to 3rd party services for which we receive an income from their fee. If you would like us to refer you to one of these services please ask one of our staff who will pass your details on. We advise you check the availability of the property on the day of your viewing.

**Ground Floor**  
Approx. 192.0 sq. metres (2066.6 sq. feet)



**First Floor**  
Approx. 187.2 sq. metres (2014.8 sq. feet)



**Total area: approx. 379.2 sq. metres (4081.4 sq. feet)**  
For illustrative purposes only - NOT TO SCALE - Measurements shown are approximate.  
The size and position of doors, windows, appliances and other features are approximate.  
Plan produced using PlanUp.